

EL MONTEVIDEO NEIGHBORHOOD ASSOCIATION

New Officers:

At the annual meeting Sunday, October 24, 2004, the following officers were elected:

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|---------------|----------------|----------|-----------------|-----------|----------|
| Uwe Fink | President | 795-0155 | Charity Everitt | Secretary | 326-1923 |
| Dian Beaubien | Vice President | 323-6679 | Mike Amundson | Treasurer | 881-0959 |

Kiosk:

You may have noticed that we now have a new stone kiosk near the northwest corner of Camino del Norte and Calle do Soto. Bringing this project to fruition involved a number of neighborhood volunteers to whom we wish to express our sincere gratitude. Sharon Chamberlain did a lot of the initial groundwork. Uwe Fink wrote a proposal to PRO Neighborhoods, which obtained a \$1000 grant. Wayne Sunne and Mike Amundson got several bids, and we decided to accept the one from Alberto Villegas for \$1250 as Mike personally knew Alberto and his work. Steve Komerska worked with the City offices to ensure that all permits were in place and all inspections done.



For us to receive the grant money PRO Neighborhoods now requires that we file a final report, which Uwe Fink will do, and that we provide them with 15 hours of community service in one or more of the following categories:

- Mentor another grantee group (Uwe Fink has already done 3 hours helping the Hendricks Acres neighborhood develop their own kiosk.)
- Be a PRO Neighborhood grant reviewer
- Help PRO Staff to facilitate a workshop
- Attend a workshop. See listing at <http://www.proneighborhoods.org/Workshops.html>
- Volunteer for the Fiesta de los Barrios on May 7. See the following web site for more details <http://www.proneighborhoods.org/Fiesta05.html>

If anybody can volunteer for any of the above projects please contact Uwe Fink.

Neighborhood Association Dues and Meetings:

At the last general meeting it turned out there was some confusion concerning when dues are due and the time period for which they are effective. You must have paid your dues for the coming year in order to vote at the annual meeting. Dues paid after October 01 (i.e. just before the annual meeting which is held in October), cover the succeeding 12 months (October through the following September). The following 18 households have paid their dues through September 2005:

Beaubien, McGinnis/Everitt, Fink, Amundson, Larsen, Wagner, Tadich, Harrington/Simonsen, Komerska, Sunne, Hohman, Flannigan, McKasson, W. Brown/Bond, Suliman, Beauchamp, Lanning, and Buck.

There is still time to pay your dues for October 2004 – September 2005. Dues are \$25 for the year. Mail check with the form below made out to “El Montevideo Neighborhood Association” to Mike Amundson, Treasurer, 3826 Calle Barcelona, Tucson AZ 85716

-----Detach here and send with your 2005 dues -----

Name _____

Address _____

What are the Dues used for?

The question has also been asked: What does the neighborhood association do and what are the dues used for? The most important function of the neighborhood association is to protect the neighborhood from major changes or drastic new development, which would change the character of the neighborhood and possibly destroy property values. We have a neighborhood plan that clearly spells out its present character and vision that can be changed only by a majority vote of Mayor and City Council. A recent example of this was the long struggle with El Con to keep this redevelopment to a manageable level. All surrounding neighborhoods participated in this and it resulted in a legally binding Development Agreement between the city and El Con.

Some other recent and ongoing activities are listed below. Many of these activities incur some expense, albeit mostly small amounts. All require time spent by the neighborhood association officers and members who volunteer their time and often contribute out-of-pocket expenses. Major threats to the neighborhood from proposed development require that we have funds in reserve.

- Keeping tabs on possible widening of Alvernon and its effect on our neighborhood.
- Putting together small projects that enhance the appearance or safety of the neighborhood such as the kiosk or the traffic circles.
- Working with the city on traffic issues and how best to mitigate the impact of increasing traffic in some areas without adversely affecting other areas of the neighborhood.
- Making our neighborhood a National Historic District, which has important tax benefits for eligible residences.
- Helping residents with individual problems such as reporting land use code and zoning violations, loud unshielded air conditioning units, or trash pickup violations.
- Helping to keep the neighborhood safe by working with local police representatives and having them come to our meetings.
- Working with other neighborhoods to make sure any changes in the land use code, such as those presently proposed in the Design Development Option intended to encourage infill but with the potential to inflict severe damage on neighborhoods, are in accord with our neighborhood plan.

El Montevideo Traffic Committee needs a representative from Calle Altar

The traffic committee for our neighborhood consists of Uwe Fink (ex officio chair), Calle Cortez; Steve Komerska, Calle de Soto; Sally Rollings, Calle Barcelona; and Greg Furrier, representing the San Clemente Shopping Center. As the first priority for this committee is the traffic issues on Calle Altar, we are asking in this newsletter for a volunteer to represent that street. If you would like to participate, please contact Uwe Fink.

We have received the traffic counts done in our neighborhood by the city in October 2004. Since a number of people had questions about them we are meeting with Vince Catalano from the city traffic department to clarify the counts and get direction for our next steps before we publish them.

Neighborhood meetings are usually held the 2nd Tuesday of alternating months at 7:00 p.m. Our next meeting will be held April 12, 2005. Flyers will be posted at the circles prior to the meeting with the location. Please plan on attending. You're important to this neighborhood.

Update for the El Montevideo Historic District

A number of residents have asked that the El Montevideo historic district be updated since about eight more residences have become eligible for inclusion. The El Montevideo Neighborhood Residential Historic District was listed on the National Register of Historic Places in 1995 thanks to the work of our neighborhood historian Janet Parkhurst. Janet is an architectural historian by profession and has contracted with other neighborhoods around the city to assist in achieving historical status. She researched all the homes in the neighborhood and identified those, which would at that time or in the future contribute to historical status for our neighborhood, and determined the boundaries of the historic district that at that time included homes built through 1945.

At least 50% of the homes in the designated district must meet the definition of "historic" which means the home must be at least 50 years old and present essentially the same exterior to the street as when it was built. Our historic district was enlarged in 2000 to include homes built through 1950; it currently includes 103 homes, 68 of which contribute to the historical status. The current boundaries include the whole neighborhood with the exception of the commercial strips on Broadway and 5th Street, the homes west of Del Norte and north of Calle Fernando, and the homes west of Del Norte and south of Calle Cortez.

The neighborhood association must initiate updating the boundaries of the district and granting historic status to additional homes. Once a home is included within the boundaries of the historic district and reaches 50 years of age it becomes eligible to be considered for historic status. Documenting the eligibility of residences requires a fair amount of work: property inventory forms must be submitted to the State Historic Preservation Office with such information as lot location and size; construction date, style and material; architect, if known; history of use; and any alterations from its original state to show that it presents essentially the same exterior to the street as when it was built. Two photos of the façade are also required. Since there is a fair amount of research and paperwork, and experience has shown that the State Historic Preservation Office prefers to work through a representative of the neighborhood, Janet Parkhurst is willing to assist eligible homeowners in this process for a fee.

Historic status has immediate financial benefits for the homeowner as it effectively reduces annual property taxes approximately 35% - 40%. Historic status also preserves the character of the neighborhood, protecting it from some of the effects of surrounding development through the land use code, and generally protecting property values. It does put some limits on altering the exterior, which could cause the home to lose historic status. In general, more than 50% of the original façade must be retained so that the streetscape retains its original look. The homeowner is periodically required to submit updated photos to ensure that the home has not been altered to an extent to disqualify it.

Ira Larsen will be contacting the homeowners whose homes recently reached the 50-year mark and became eligible for consideration. If you have questions about the status of your home, or about the process, you may contact him at 325-5510.

Choose To Make A Difference We have many wonderful sources available to us on the Internet to learn about how to make our neighborhood an even better place to live. The following is a link to our Tucson Police Department http://www.ci.tucson.az.us/police/Public_Info/CTMAD/ctmad.html. One area of interest is a new program developed to involve us as individuals in safety for our community. Every member of our community should get involved with programs such as this to keep our neighborhood and city safe for everyone.

Choose To Make A Difference has been created by the Tucson Police Department to bring together all the community partners that can impact a problem. After all, working together provides an opportunity to pool resources, skills, and expertise. **Choose To Make A Difference** says that even without formal partnerships, the members of our community can do great things. Individual efforts, which in and of themselves may seem too small to count, are actually significant portions of a much bigger community-wide effort that can change our lives for the better.

The challenge being put forward by the Tucson Police Department is based on the idea that everyone must accept some level of responsibility if crime, including violent crime, is to be effectively reduced. The agency asks you to examine your behaviors, habits, and home and business locations to see if you are making yourself or your community vulnerable to criminal activity. You are being challenged to talk to your family, neighbors, employer, coworkers, and the organizations you belong to about the **Choose to Make A Difference** program.

The Tucson Police Department has developed a presentation for any group that would like to learn more about the **Choose To Make A Difference** program and what you can do to get involved. If interested in having a presentation at a monthly neighborhood meeting, please contact one of the officers in our neighborhood or on an individual basis call Operations Division Midtown — 791-4253.

Additionally, The Tucson Police Department Website enables you to access crime statistics, maps, and graphs. You can also access sites with additional criminal justice and crime reduction information.

The City of Tucson, its officers and employees, its Department of Neighborhood Resources and all other offices neither agree or disagree with the views expressed or implied in this communication and are not responsible therefor. The distribution requestor is solely responsible.

Dated Material

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Neighborhood*

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